

Ralph Taylor

From: James Hughes <James.Hughes@manchester.gov.uk>
Sent: 03 May 2022 09:37
To: Ralph Taylor
Subject: RE: Consultation Response from Urban Design & Conservation - Former RBS Mosley Street

Hi Ralph,

I hope you had a good bank holiday weekend!

No problem hoping it will provide some help to the applicant. Thank you for confirming as well re the works not needing LBC.

Kind regards,
James

James Hughes
Planning Officer

Development Management City Centre
Planning Building Control and Licensing - Growth and Development
Manchester City Council

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From: Ralph Taylor <ralph@paulbutlerassociates.co.uk>
Sent: 29 April 2022 17:31
To: James Hughes <James.Hughes@manchester.gov.uk>
Subject: RE: Consultation Response from Urban Design & Conservation - Former RBS Mosley Street

Hi James

Many thanks for this rapid response which is much appreciated.

Thanks for your confirmation on the soft-strip and cornice methodology. As requested I can confirm that the works would not affect historic fabric, or could be undertaken as repairs not requiring LBC. Bruntwood and their contractor are keenly aware of the sensitivities of the Grade II* listed building.

We will be in touch next week, have a good weekend!

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Associate Director

Due to the COVID-19 outbreak I am currently working from home. Please contact me on 07805 326 140 during office hours.

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

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From: James Hughes <James.Hughes@manchester.gov.uk>

Sent: 28 April 2022 13:51

To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>

Subject: RE: Consultation Response from Urban Design & Conservation - Former RBS Mosley Street

Hi Ralph,

Thank you for your email and update – will keep a look out for any amended/additional information that is required in order for us to progress the application/s.

Please accept this email as confirmation that the soft strip can commence. It is imperative that no work to the listed building takes place that would require listed building consent. Please can you confirm by reply that this is understood, and the works that you are proposing under the soft strip work is limited only to removal of non-original fabric?

In addition, the plaster repair/reinstatement work as set out in the method statement can commence. Again, subject to none of the proposed work requiring LBC.

With regards to the point you highlighted yellow in my email, I agree we can deal with this by way of full and final details/methodology condition. I would word this so it is pre-commencement only for those particular elements where we require more info, and would not impose a blanket pre-commencement condition.

I hope this is of some help, if you can just reply to reassure that none of the soft strip/reinstatement work would require LBC.

Thank you for your and your client's continued patience on this and I look forward to receiving the info as required.

Kind regards,
James

James Hughes
Planning Officer

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From: Ralph Taylor <ralph@paulbutlerassociates.co.uk>
Sent: 28 April 2022 13:09
To: James Hughes <James.Hughes@manchester.gov.uk>
Cc: Paul Mason <paul.mason@manchester.gov.uk>
Subject: RE: Consultation Response from Urban Design & Conservation - Former RBS Mosley Street

Hi James,

Many thanks for providing these comments.

We have reviewed as a project team and aim to be in a position to respond next week with the information sought. We anticipate that the 'restoration items' point (highlighted yellow below) can be dealt with via condition as further investigations / specialist input is necessary post-approval in order to appropriately respond – please can you confirm?

Regarding timescales you have previously offered that there can be scope to agree soft-strip of non-original fabric. Approval to progress these works in advance of formal PP/LBC approval will greatly assist. Please see attached drawings identifying non-original fabric identified for removal. These works would be undertaken in accordance with the measures identified and agreed during previous soft-strip works at the property to ensure the building's significance is protected. We would be most grateful for confirmation that such works may proceed?

Also attached is a Method Statement by Gazelle Art Plaster relating to repair of cornicing. It would be very helpful for the project programme if this can be reviewed and hopefully confirmation provided that these repair works may proceed now?

There is concern that if these further soft-strip works and plaster repair works are not progressed now then there will be significant knock-on delays for the project. Your assistance with facilitating these works is therefore greatly appreciated and we hope to hear back shortly.

Any queries please get in touch, thanks

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Associate Director

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From: James Hughes <James.Hughes@manchester.gov.uk>

Sent: 25 April 2022 10:04

To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>

Subject: Consultation Response from Urban Design & Conservation - Former RBS Mosley Street

Morning Ralph,

Hope you are well today and had a good weekend.

Pleased to confirm that we now have comments from Conservation on the above. I will set out comments below in bullet point form so you can respond to each point more easily:

- Firstly, Paul has apologised for the delay in getting these points back to you.
- Confirmed that the proposal is very much welcomed and notes that this will bring the building back into active use and undo some of the more harmful elements of previous fitouts as well as carrying out associated making good/repairs.
- There are some elements of the works that will need further thought and consideration. it may be possible to apply conditions for some of these. However, given the Grade II* listing of the building, some of the points are crucial to get right and we should get the information prior to determination so that we can assess the full impact and detailing that may be required.
- M and E fit out: It is noted that this has been developed to RIBA Stage 2. This is insufficient for such a highly graded listed building. The impact of M and E on the interior of the key spaces would likely have high impact if not given consideration at this early stage. The approach on the office floors appears to be to expose cable trays, ducting and vents and put these underneath the existing ceiling. The image in the Hilson Moran report (Page 16, Figure 6.2) seems to be the only image provided that gives an idea of what this could look like. It is accepted that this may be the best approach in a former warehouse or mill. However, it adds visual clutter to the space and could detract from an appreciation of the cornices and simplicity of the ceiling. There does not seem to be a D&A Statement that sets out what options have been looked at and whether this is the correct approach to respect the aesthetic heritage values that the existing building and space/features have. The rooms are noted to have a finessed and elegant appearance with ornate detailing that would lend itself to a more disciplined architectural solution. Please can we encourage you to look at how the M and E may be better integrated given these comments and the context of the building.
- M and E fit out: Proposals such as changing the linear LED lighting in the historic staircase for more of the same linear style lighting is considered a missed opportunity to improve the design aesthetics of the light fitting to accord with the space. There is also reference to wall mounted fan coil units in some of the rooms but there are no details of size and location to enable a proper heritage assessment of their impact.
- We would need to see full details of any proposed lighting and M and E fixtures and fittings, such as CCTV, as well as the impact of any cabling.

- We would need to see full details and method statements of the works proposed to the main entrance doors, as this is a major alteration to a substantial feature.
- The restoration items are acceptable in principle and also welcomed. However, full details schedule, specifications and method statements for each item of work would be required. For example, plater making good specification, timber repair and panel repair specification, demolition method statements for alterations and demolition work, details of decoration/finishes/colour scheme completed with an understanding of any historic paint scheme (the removal of paintwork is at this time too open ended and could result in the removal of large sections of the surface. It would need to be clearly detailed following a survey to identify and define an exact scope of works).
- One item that does cause some concern is the application of a seal to the stairs. Please can it be confirmed why this is required and what harm it may cause to the natural stone? It would be preferred that it is left as a natural finish.
- Please can you confirm that all the new roof top plant is located in/on the roof space, or is any of it external elsewhere? We need to clarify this point so we can assess if it impacts the exterior.
- Sections: It does not appear to be any sections or elevations through the building, showing how the new interventions would appear or a review of their impact. We would need to see full details and elevations of all alterations in the spaces, including the major works around the entrance, reception area, F&B area and any space where there is a change, such as the introduction of new glazed screens/ceilings/doors. We will need this information submitting for consideration. it is important that no original panelling or doors are removed. If fire rated doors are needed where there are existing doors, these should be upgraded in a sympathetic manner rather than replaced entirely.
- If any original surfaces such as timber flooring, glazed brick etc. is uncovered, it should be repaired and reinstated and remain on show.
- With regards to the main banking hall, any alterations could have a major impact and this will need detailed consideration and a fully detailed LBC application. Please can you confirm what is happening to this space in the meantime – is it to be left unoccupied?
- We recall from pre-application meetings that there was discussion around the large plate glass window to Mosley Street and the potential to open this onto the terrace. Please can you confirm how this has been progressed? This is for information only at this stage.

Thank you,
James

James Hughes
Planning Officer

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